

Frequently Asked Questions

If I decide to move my house, will I still get paid for acquisition and relocation?

Yes. The House Preservation & Infill Program is an EXTRA program. You will receive acquisition and relocation funds as required by federal law whether you participate in this program or not.

If I move my house, how can I afford to live somewhere else while it is being moved?

You can use your acquisition payment to pay for temporary housing.

My house is rental property. Can I still participate in the program if I don't live in the house?

Yes. The program is for owner occupants AND investor owners as long as it is used and built as a single family home.

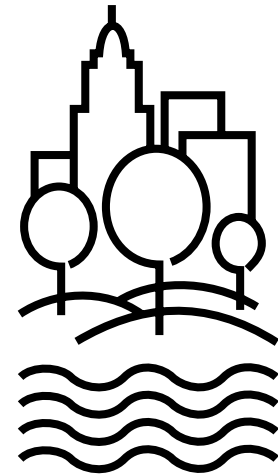
This all sounds so complicated, I don't understand how it works or if it will work for me. What should I do and how do I decide if this is for me?

Contact Neighborhoods, Inc. Someone will sit down with you and help you through each step in the process.

Neighborhoods, Inc.
2121 N. 27th Street
Lincoln, NE 68503
402-477-7181

Urban Development Department
Haymarket Square
808 P Street, Suite 400
Lincoln, Nebraska 68508

Antelope Valley House Preservation & Infill Program (HPI)



Project Background

The City of Lincoln, Nebraska has a 15 to 20 year vision for its historic core area known as Antelope Valley. The project is sponsored by three partners: the City of Lincoln, University of Nebraska-Lincoln, and the Lower Platte South Natural Resources District. The three partners created the Joint Antelope Valley Authority (JAVA) to implement the project.

Construction of the new roadways, waterway and other community revitalization strategies will require the acquisition of 47 residential structures. In response to neighborhood concerns, the three partners pledged an extra effort to assist interested residential owners in possibly moving their single family properties to a new site in the area. This House Preservation & Infill Program, approved by JAVA, is the partners' response to that pledge.

How the Program Works

JAVA, with assistance from the city's Urban Development Department, is responsible for carrying out the program. Urban Development has contracted with Neighborhoods, Inc. to administer the program.

Step 1: The process begins when you receive your acquisition and relocation offer from JAVA. If, after receiving the offer, you are interested in moving your house, contact Neighborhoods, Inc. at 477-7181. You and Neighborhoods, Inc. will work together to complete the remaining steps.

Step 2: Inspection of your house to evaluate if it meets program criteria. Criteria are included in the House Preservation and Infill Program document or are available by contacting Neighborhoods, Inc. Criteria include structural soundness, movability, and economic feasibility.

Step 3: Estimate costs for:

- moving the house
- construction of foundation at new location
- house improvements after moved, if needed (City codes require houses which are moved meet Housing Codes)

Step 4: Determine if financing is needed. If it is, complete financial application for housing programs available through Urban Development.

Step 5: Select a lot from available Neighborhoods, Inc. inventory or you may find your own lot at an acceptable location. The House Preservation & Infill Program document identifies criteria for an acceptable location.

Step 6: Execute an agreement with Neighborhoods, Inc.

Timing

From the time you receive your offer for acquisition and relocation, you will have 90 days to decide if you want to participate in the HPI program. Neighborhoods, Inc. can help you work through the steps listed above, to help you decide.

After the agreement (Step 6) is signed with Neighborhoods, Inc., you will have a minimum of six months to move your house to its new location and complete any needed rehabilitation to bring it up to city housing codes. Neighborhoods, Inc. staff will help you through all the steps.

Federal law, through the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as Amended (URA), requires that all eligible residents receive fair market value for their property and are provided relocation assistance as prescribed by law. All eligible property owners will receive the benefits they are entitled to through the URA. The House Preservation & Infill Program is IN ADDITION to the benefits provided by the URA. This program provides owners an additional choice. The program is optional and participation is solely the decision of the property owner.